



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
FEBRUARY 24, 2022
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Porshia Williams, Assistant Director, Development Services
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Marco Aguilera, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Christina Caserta, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Darrin Emmons, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Manuel Garcia, Sr. Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Evan Oaks, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

FC20090010: Stephen Tilbrook	CE21060968: Wayne Schofield; Kathleen Schofield; Edward Marroquin
FC22020001: William Hunter	CE21120299: Yolima Trujillo; Leidy Cardona
CE21110489: Blendi Turku	CE21030122: James Shaffell
CE22010172: Riste Sekuloski; Goldi Steel	CE20100901: Estefania Mayorga
CE21120165: Robert Sherman	CE21100342: Sylvan Longre
CE21090338: Courtney Crush	CE21110037: Paulette Archer
SE21120252: Evelyn Brown	CE21070533: Richard Weit
FC21110017: Jose Mejia	CE21040243: Ryan Aboud
FC21110010: Frederick Schmidt	CE21100841: Jezelle Felix
CE21090637: Brian Mayhew	CE17121300; CE18070838: Beth Brooks
SE21100285: Mitchell Schaefer	CE21120575: Richard Thompson
CE21110684: Janet Larronda	CE21030735: Eugene Moore
CE21100192; CE21110681; CE21100432: Andras Vlaics	CE21120647; CE21120220; CE21120679: Carol Storms
SE21070264: Zoran Jovanovich	CE21080754: Soannya Cuevas
CE21120432: Pierre Petit-Frere	CE20090861: Michael Yianilos
CE21110282: Leon Noel	CE21090563: Rod Feiner
CE21060120: Vonceil Jackson	CE21120322: Djeine Pietroni
CE21110317: Neville Matis	CE21100908: Robert Cohen
CE20121071: Julia Poletti	
CE21100720: Juline Blanfort	

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NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:04 A.M.

Case: CE21100908

5180 NW 12 AVE
RMC REAL HOLDINGS LLC

Service was via posting at the property on 2/1/22 and at City Hall on 2/10/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.11.A.

THE LANDSCAPE/GRASS AT THIS PROPERTY (RIGHT OF WAY ALONG NW 52 ST) IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-12.(a) **COMPLIED**

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Robert Cohen said sod would not grow in this area and he wished to either apply gravel or asphalt. Officer Saimbert said the Building Department must approve a permit for paving or gravel.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE21030735

2648 NW 26 ST
MOORE, DOROTHY W & EUGENE JR

This case was first heard on 7/29/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Eugene Moore explained he had missed the first hearing and said he had subsequently been granted an extension until November.

Ms. Flynn heard other cases while staff researched the case.

Upon returning to the case, Ms. Jordan confirmed that an extension had been granted and no fines had accrued.

The City closed the case.

Case: CE21100841

2549 SW 7 ST
FELIX, JEZELLE JULIAN

Personal service was made on 2/10/22. Service was also via posting at City Hall on 2/10/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.9.K.

DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA. THE WHOLE PROPERTY IS COVERED IN DECORATIVE ROCK OR GRAVEL.

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Officer Garcia presented the case file into evidence and recommended ordering compliance within 112 days or a fine of \$50 per day.

Jezelle Felix agreed.

Ms. Flynn found in favor of the City and ordered compliance within 112 days or a fine of \$50 per day.

Case: CE21060968

1628 SW 3 AVE

SCHOFIELD, WAYNE & KATHY

Service was via posting at the property on 2/10/22 and at City Hall on 2/10/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Edward Marroquin said the project had already passed DRC and requested 60 days. Officer Garcia agreed, and requested the respondent be ordered to attend the 4/28/22 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered the respondent to attend the 4/28/22 hearing.

Case: FC22020001

109 NW 5 AVE

BLF 2021 LLC;

STATION VILLAGE FLORIDA LLC ET AL

Personal service was made on 2/7/22. Service was also via posting at City Hall on 2/10/22.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATIONS: 1:43.1.7.1, FFPC 6th

THE SPRAY BOOTH DOES NOT HAVE A FIRE SUPPRESSION SYSTEM CONSISTENT WITH NFPA 1 CHAPTER 43.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day and ordering the respondent to attend the 3/24/22 hearing. He said one permit had already been issued and the second was awaiting corrections.

William Hunter agreed.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day and ordered the respondent to attend the 3/24/22 hearing.

Case: FC21110010

ORDERED TO REAPPEAR

817 NW 57 ST

CARTER PROPERTY ENTERPRISES INC

This case was first heard on 1/27/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Kisarewich, Fire Safety Captain, reported the permit application had been awaiting client response since 8/18/21.

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Frederick Schmidt said after they permitted the fire sprinkler system, they discovered the booth had never been permitted. They now had an engineer to draw the plans, which should be ready in three to four weeks. He requested an extension until April. Captain Kisarewich did not object to the extension request.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE21070533

2333 NW 15 CT

WEIT, RICHARD C & MELANIE

This case was first heard on 11/9/21 to comply by 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fines.

Richard Weit said the eviction papers had been lost for a time but had been served on the tenant the previous day. He presented documents into evidence. Officer Garcia did not object to granting a 28-day extension.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/24/22 hearing.

Case: CE21040243

2424 SE 17 ST

VILLAGE AT HARBOR BEACH CONDO ASSN

This case was first heard on 7/29/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fines.

Ryan Aboud said it had been difficult to find licensed contractors but there were now contracts in place and work would begin immediately. Officer Quintero said some minimum housing violations had existed on the property for a year. Mr. Aboud stated there had also been an issue with the prior property manager. He requested additional time.

Ms. Flynn imposed the \$33,600 fine, which would continue to accrue until the property was in compliance.

Case: CE20121071

REQUEST FOR EXTENSION

1549 SW 30 TER

FEDERAL NATIONAL MORTGAGE ASSN;

% DITECH FINANCIAL LLC

This case was first heard on 4/13/21 to comply by 5/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$56,400 and the City was requesting the full fine be imposed.

Marco Aguilera, Code Compliance Officer, reported the property was in compliance and recommended imposition of the fines.

Julia Poletti waived her right to notice of a Massey hearing. She discussed their attempts to remove a squatter from the property, but said they were prevented by the pandemic moratorium on evictions. She also stated they had acted to comply the violations as soon as they had access to the property. She requested a reduction of the fines.

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Ms. Hasan said the eviction moratorium had only applied to tenants who had not paid their rent; there was never a moratorium on eviction of a squatter. Ms. Poletti said their writ of possession had been stayed by a judge in January 2022. The violations had all been cured by February 2022. Officer Aguilera said he was aware that the squatter had several warrants for violent crimes, which was why the representatives had determined not to approach the property until he was removed. Officer Aguilera said he would not oppose a reduction of the fines.

Ms. Flynn imposed a fine of \$7,500 for the time the property was out of compliance.

Case: CE21110282

1320 NW 7 TER

SILIEN, CONCEPTIA;

NOEL, LEON VEL

Service was via posting at the property on 1/29/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306 **COMPLIED**

9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL MAINTAINED. IT HAS GRASS GROWING THROUGH THE GRAVEL.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Leon Noel said the work had already been done.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21110317

1445 W SUNRISE BLVD

BURGER KING CORP #16; %RYAN

Service was via posting at the property on 2/4/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.11.A. - CITED UNDER CASE CE18100651

47-19.5.D.5.

THERE IS A BUFFER SCREENING WALL ON THIS OCCUPIED COMMERCIAL PROPERTY FACING NW 10 PLACE THAT NEEDS REPAIR. THERE ARE CRACKS, AND DIRT STAINS ON IT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

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Neville Matis agreed to comply within 21 days.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

The following two cases for the same owner were heard together:

Case: CE17121300

REQUEST FOR EXTENSION

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL

BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Darrin Emmons, Code Compliance Officer, said the owner was working with Rebuild Florida. He did not object to an extension.

Beth Brooks requested at least 63 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE18070838

REQUEST FOR EXTENSION

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL

BROOKS, TAMI

This case was first heard on 11/15/18 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE20090861

ORDERED TO REAPPEAR

3022 NE 26 ST

FENSTER, JEFFREY M

This case was first heard on 2/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,500.

Dorian Koloian, Senior Code Compliance Officer, said the owner had been granted two extensions.

Michael Yianilos, representative for the new owner, said the previous owner had caused the violations and his client was in the process of building a new home and seawall, for which they had permits. He requested 90-120 days to address the seawall. Officer Koloian stated the seawall permit application needed corrections; it had not been issued yet. She recommended a 91-day extension and ordering the respondent to attend the 5/26/22 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/26/22 hearing.

Case: CE21100342

CITATION

2217 NW 19 ST

LES IMMEUBLES S S LEVESQUE INC

This case was first cited on 10/12/21 to comply by 10/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,200 and the City was requesting imposition of the fines, which

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would continue to accrue until the property was in compliance. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, said the violation persisted. He recommended imposition of the existing fines.

Sylvan Longre said there had been no appeal.

Ms. Flynn imposed the \$19,200 fine, which would continue to accrue until the property was in compliance.

Case: CE21100342

2217 NW 19 ST

LES IMMEUBLES S S LEVESQUE INC

Service was via posting at the property on 2/10/22 and at City Hall on 2/10/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE AREA WHERE VEHICLES ARE PARKED ARE NOT PROPERLY MARKED. THERE ARE POTHoles AND THE SURFACES ARE UNEVEN. THE PARKING LOT DOES NOT HAVE A PROPERLY GRADED DRIVEWAY THAT LEADS TO THE PARKING AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA.

BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3-COUNTY ZONED PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, BUSES AND TRAILERS. IN ADDITION, THE TRAILERS ARE BEING USED AS A DWELLING ON THE PROPERTY. THIS IS PROHIBITED USE FOR B-3 COUNTY ZONED PROPERTY PER SECTION 39-295.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 9-304(b) and BCZ 39-296 within 2 days, requiring that all operations on the property cease, and compliance with 47-20.20.(H) and 9-305(b) within 42 days or a fine of \$100 per day, per violation.

Sylvan Longre said they had plans to address the landscaping and do what was needed to operate on the property.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and BCZ 39-296 within 2 days, requiring that all operations on the property cease, and compliance with 47-20.20.(H) and 9-305(b) within 42 days or a fine of \$100 per day, per violation.

Case: CE21120299

1631 NW 3 AVE

TRUJILLO, YOLIMA

Service was via posting at the property on 1/29/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

GRAVEL DRIVEWAY IS IN NEED OF BEING RE-GRAVELED AND WEEDS REMOVED.

18-12.(a) **COMPLIED**

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Yolima Trujillo and Leidy Cardona agreed to comply within 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21030122

1711 SW 38 AVE

SHAFFELL, JAMES M

This case was first heard on 9/14/21 to comply by 11/16/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended reducing the amount owed to \$200 to cover administrative costs.

James Shaffell thought Officer Garcia had indicated the dock boxes could remain, but he had subsequently visited the property and told him there been a miscommunication and they must be removed. Mr. Shaffell had removed the boxes by that weekend. He felt any fine would be unfair. Officer Garcia agreed there may have been a misunderstanding, but noted the fine was being reduced. Mr. Shaffell stated he had experienced coronary issues over the past year and he was unemployed.

Ms. Flynn imposed a fine of \$100 for the time the property was out of compliance.

Case: CE21110681

1223 NW 15 AVE

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 2/10/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-34.1.A.1. **COMPLIED**

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-280(h)(1) **COMPLIED**

THE FENCES AT THIS PROPERTY ARE IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS RUSTED AND HAS MISSING PARTS. THE WOODEN FENCE ALSO HAS MISSING PARTS.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND

WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Andras Vlaics agreed to comply within 21 days.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE21100432

1113 NW 11 CT

DRAGOSLAVIC, GORAN;

DRAGOSLAVIC, TERESA

Service was via posting at the property on 2/3/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE STORAGE OF A BOAT, DOOR, PLYWOOD, WHEELBARROW AND OTHER MISCELLANEOUS ITEMS PROHIBITED IN THIS RS-8 ZONING.

9-304(b)

THE ASPHALT DRIVEWAY IS CRACKED AND HAS HOLES, GRASS AND WEEDS GROWING THROUGH IT.

9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Andras Vlaics agree to comply within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

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Case: CE21100192

1522 NW 8 AVE 1-2

DRAGOSLAVIC, GORAN

Service was via posting at the property on 1/27/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE POTHOLES AND CRACKS THAT NEEDS TO BE FILLED IN.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS IN THE FRONT OF THE STRUCTURE ARE BROKEN WITH TAPE AND OTHER MATERIAL ON THEM.

18-12.(a) **COMPLIED**

18-4.(c) **COMPLIED**

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Andras Vlaics agreed to comply within 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21060120

1417 NW 12 ST

JACKSON, VONCEIL

Service was via posting at the property on 2/3/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11.(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY, IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

24-27.(b)

THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

18-4.(c) **COMPLIED**

THERE IS A DERELICT VEHICLE ON THE SWALE AT THIS PROPERTY. A RED MITSUBISHI WITH AN EXPIRED TAG, THAT IS SITTING ON A JACK.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Vonceil Jackson described progress already made and requested additional time. Officer Exantus stated he had been denied access to reinspect the property.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

Case: CE21120165

400 SE 22 ST

FTL 22 VENTURE LLC

Service was via posting at the property on 2/10/22 and at City Hall on 2/10/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1.

THERE IS GRAFFITI ON THE FENCE SCREENING AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Robert Sherman said he had provided photos showing the violations were in compliance. Officer Garcia said he needed time to reinspect.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

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Case: CE21100720

1600 NW 7 AVE

BLANFORT, ELINE H/E;

BLANFORT, JULINE

Service was via posting at the property on 1/29/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **COMPLIED**

9-304(b)

PAVED DRIVEWAY TO INCLUDE APRON AREA IS IN DISREPAIR AND NOT WELL GRADED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Juline Blanfort requested at least 60 days to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21120575

CITATION

2637 SUGARLOAF LN

THOMPSON, RICHARD V JR

This case was first cited on 1/2/22 to comply by 1/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,000 and the City was requesting the full fine be imposed. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Richard Thompson said he had not been aware he should file an appeal. He said he had been hospitalized and his mother had passed away.

Ms. Flynn imposed the \$12,000 fine.

Case: CE22010172

CITATION

208 SW 2 ST

208 SW 2ND ST LLC

This case was first cited on 1/6/22 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, said the permit application was in process but the café was still operating without the permit. He recommended granting an extension and ordering the respondent to attend the 3/24/22 hearing.

Goldi Steel agreed.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/24/22 hearing.

Case: CE21090563

3041 NE 49 ST
BPL LLC

Service was via posting at the property on 2/9/22 and at City Hall on 2/10/22.

Dorian Koloian, Senior Code Compliance Officer, recommended granting a 28-day continuance and ordering the respondent to attend the 3/24/22 hearing.

Rod Feiner agreed.

Ms. Flynn granted a 28-day continuance and ordered the respondent to attend the 3/24/22 hearing.

Case: CE21090637

Administrative Appeal

877 NE 18 CT 1-6
MAYHEW FAMILY LIMITED;
PARTNERSHIP LP

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Evan Oaks, Code Compliance Officer, testified that the property had been cited on 9/25/21 and the trash remained 48 hours later. The City had subsequently removed the trash.

Brian Mayhew said this incident was due to a disgruntled former tenant and Mr. Mayhew had called in the complaint. During that call, he had been told that he would not be cited or fined. He offered to meet with the inspector on the property but had never been contacted. He presented the photos he had taken, as well as the notices he sent to tenants regarding bulk trash. He describe ongoing issues with the former tenant and his contact with the Police Department regarding this and other bulk trash violations related to this former tenant.

Julio Davila, Code Compliance Supervisor said the owner admitted a tenant had put the trash on the property and it was therefore a civil matter between the owner and the tenant. Mr. Mayhew said when this violation occurred, the tenant had already moved out. When this type of violation occurred with a current tenant, Mr. Mayhew notified the tenant and if they did not remove the trash, Mr. Mayhew had it removed and charged the tenant's deposit for it.

Ms. Flynn felt this was an illegal dumping issue, since the tenant had already moved out. Ms. Hasan said Officer Oaks had not found any identifying information in the trash, so it was speculation who had put it there. She said even if this was illegal dumping, the City still charged the fine.

Porshia Williams, Assistant Director, Development Services, said the City performed an assessment for every dumping violation and the City expected the property owner to remove it instead of waiting for the City to remove it. She said in the past, people had taken advantage of the fact that the City would remove the trash. Mr. Mayhew reiterated that the clerk he had spoken to had told him the City would remove it and he would not be cited or fined.

Ms. Flynn reminded Mr. Mayhew that in the future, he would be responsible to removing any/all trash dumped on his property.

Ms. Flynn granted the appeal and waived the fine.

Case: FC20090010

REQUEST FOR EXTENSION

17 S FTL BEACH BLVD
THOR GALLERY A BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 12/9/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,000.

Captain Robert Kisarewich, Fire Safety Captain, said only one violation remained: certification of the smoke control system. This would require replacing the fire alarm panel, which required permits. Captain Kisarewich recommended granting a 91-day extension and ordering the respondent to attend the 5/26/22 hearing.

Stephen Tilbrook, attorney, agreed to the extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/26/22 hearing.

Case: CE21110037

2325 NW 14 CT
ARCHER, PAULETTE LE;
MILLER, CAVEL

Manuel Garcia, Senior Code Compliance Officer, said the property was in compliance and requested a finding of fact that the violation had existed as cited.

Paulette Archer was present.

Ms. Flynn found for the City that the violation had existed as cited.

Case: CE21120220

CITATION

3325 NE 14 CT
STORMS, CAROL

This case was first cited on 12/8/21 to comply by 12/8/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, said this was a repeat violation. He recommended imposition of the fines.

Carol Storms said she had been trying to evict the tenants.

Ms. Flynn imposed the \$10,000 fine

Case: CE21120679

CITATION

3325 NE 14 CT
STORMS, CAROL

This case was first cited on 12/29/21 to comply by 12/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$57,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$57,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21120647
2817 N ATLANTIC BLVD
O'BRIEN FAM LAND TR

CITATION

This case was first cited on 12/29/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Carol Storms said she had not known to file an appeal.

Ms. Flynn imposed the \$600 fine.

Case: CE21080754
2871 NW 18 CT
ARRITITI TR;
PETUDO LLC TRUSTEE

This case was first heard on 11/9/21 to comply by 12/21/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Soannya Cuevas said the owner experienced problems finding an appropriate contractor but had identified one this week. She requested an extension and Officer Garcia did not object.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE21120322
5140 NE 18 AVE
FRAZIER, KENYATTA

CITATION

This case was first cited on 12/16/21 to comply by 12/31/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting the full fine be imposed. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Djeine Pietroni said she had not filed an appeal.

Ms. Flynn imposed the \$8,000 fine.

Case: SE21110252
565 W DAYTON CIR
BROWN, EVELYN

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 11/24/21 and the trash remained on 11/29/21. The City had subsequently removed the trash on 11/30/21.

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Evelyn Brown said she had cut the branches herself as much as possible.

Ms. Flynn denied the appeal.

Case: FC21110017

712 NW 57 ST

JJ AUTO LLC

Service was via posting at the property on 2/2/22 and at City Hall on 2/10/22.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATIONS: 1:43.1.7.1, FFPC 6th

THE SPRAY BOOTH DOES NOT HAVE A FIRE SUPPRESSION SYSTEM CONSISTENT WITH NFPA 1 CHAPTER 43.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. He said two permits had already been issued.

Jose Mejia greed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE21120432

CITATION

1317 NE 4 AVE

AGAPE CHURCH OF GOD INC

This case was first cited on 12/17/21 to comply by 12/27/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,250 and the City was requesting the full fine be imposed. No appeal had been received.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

Pierre Petit-Frere, pastor, said he had not filed an appeal.

Ms. Flynn imposed the \$2,250 fine.

Case: CE21110684

1100 NW 15 AVE

GUZMAN VINTIMILLA, LISIMACO A

Service was via posting at the property on 2/10/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY WHICH CONSISTS OF OUTDOOR STORAGE OF FURNITURE ON THE CARPORT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS BENT AND HAS MISSING PARTS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Janet Larronda agreed to comply within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: SE21100285

1010 SW 30 ST
SCHAEFER, MITCHELL

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 10/28/21 and the trash remained on 11/1/21. The City had subsequently removed the trash on 11/2/21.

Mitchell Schaefer said he did not live at the property so he had not seen the notice. He requested leniency.

Ms. Flynn denied the appeal.

Case: CE21090338

501 ORTON AVE
GRAND PALM PLAZA LLC

This case was first heard on 10/28/21 to comply by 12/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, said the fence had been repaired and someone was now on-site keeping the property clear of trash. She stated the property was no longer unsightly or unsafe. She requested an extension.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/24/22 hearing.

Ms. Flynn took a brief recess.

Case: FC21120011

1600 SE 17 ST COMMON
SIXTEEN HUNDRED SEVENTEENTH LLC

Service was via posting at the property on 2/1/22 and at City Hall on 2/10/22.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATIONS: 1:13.2.3.1, FFPC 6th

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. He said an inspection was scheduled for March 7.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: FC21120012

2881 NE 32 ST

WATERSIDE ON THE INTRACOASTAL CONDO

Service was via posting at the property on 2/3/22 and at City Hall on 2/10/22.

Robert Kisarewich, Fire Safety Captain, testified to the following violation(s):

VIOLATIONS: 1:13.2.3.1, FFPC 6th

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

NFPA 1:4.5.8.1, FFPC

THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE21120018

404 NW 1 AVE

404 NW1 LLC

Service was via posting at the property on 1/25/22 and at City Hall on 2/10/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY.
RESURFACING AND RESTRIPIING IS REQUIRED.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE21100441

423 MOLA AVE

HUNTER, KOHAR ALEXANIAN

Service was via posting at the property on 1/13/22 and at City Hall on 2/10/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS (GARAGE DOOR AND WOODEN SIDING) WHICH ARE

DETERIORATED AND NOT MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b)

GRAVEL DRIVEWAY IS NOT WELL GRADED OR MAINTAINED. GRASS HAS COVERED MAJORITY OF THE GRAVEL.

9-280(h)(1)

THE SUPPORTING FRAME OF THE CHAIN LINK GATE LEADING TO THE GARAGE IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(a) **COMPLIED**

9-313.(a) **COMPLIED**

Officer Koloian presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. She said there was a demolition permit in process.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE21110333

5550 NW 12 AVE

DL SEGAL PROPERTIES LLC

Service was via posting at the property on 2/2/22 and at City Hall on 2/10/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

9-280(h)(1) **COMPLIED**

9-305(b)

THE LANDSCAPE/GRASS AT THIS PROPERTY (RIGHT OF WAY ALONG NW 56ST) IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21060623

2831 SW 14 ST

FARRINGER, ASHLEY N

Personal service was made on 2/10/22. Service was also via posting at City Hall on 2/10/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b) **WITHDRAWN**

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. IN ADDITION, THE

DRIVEWAY ON THE PROPERTY REQUIRES MAINTENANCE. THE DRIVEWAY IS NOT MAINTAINED IN A SMOOTH, WELL GRADED CONDITION AND IS NOT A HARD, DUSTLESS SURFACE.

18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE21120103

100 SW 6 ST

NEW RIVER PROPERTY OWNER LLC;

% SILVERBACK DEVELOPERS LLC

Service was via posting at the property on 2/10/22 and at City Hall on 2/10/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS GRAFFITI ON THE SCREENS OF THE FENCE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day.

Case: CE21120104

604 SW FLAGLER AVE

NEW RIVER PROPERTY OWNER LLC;

% SILVERBACK DEVELOPERS LLC

Service was via posting at the property on 2/10/22 and at City Hall on 2/10/22.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS GRAFFITI ON THE SCREENS OF THE FENCE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day.

Case: CE21100492

1500 NW 18 CT
DASH PROJECT INC

Service was by the appearance of the respondent. Notice was posted at the City on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-308(b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-305(b) within 35 days and with 9-308(b) within 126 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-305(b) within 35 days and with 9-308(b) within 126 days or a fine of \$100 per day, per violation.

Case: CE21090005

1300 NW 14 CT
DUQUE FL LLC

Service was via posting at the property on 2/4/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1. **COMPLIED**
THERE IS OUTDOOR STORAGE UNDER THE PORCH OF THIS PROPERTY CONSISTING OF DOORS, TABLE AND PLYWOOD THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, SUCH AS THE WINDOWS AND DOORS.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a) **COMPLIED**

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BENT, LEANING AND SUPPORT BARS ARE MISSING.

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21100402

1201 NW 11 CT

ASSET EQUITY HOLDINGS LLC

Service was via posting at the property on 2/4/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.4.B.1. **COMPLIED**

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO CHAIRS, TABLES, PVC, AND WOOD PALLETS PROHIBITED IN THIS RS-8 ZONING.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY HAS CRACKS, HOLES AND ALSO NEEDS TO BE PAINTED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS BENT, RUSTED AND DISCONNECTED PARTS.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE19090551

441 NW 9 AVE

NOOR DEVELOPMENT GROUP LLC

Service was via posting at the property on 2/5/22 and at City Hall on 2/10/22.

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Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.9.M.

THIS UNDEVELOPED PARCEL OF LAND IS NOT MAINTAINED WITH REQUIRED LIVING GROUND COVER.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE21100488

1219 CHATEAU PARK DR

700 SUTHERLAND LLC

Service was via posting at the property on 2/4/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(f) **COMPLIED**

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO TILES AND BATHTUBS WHICH ARE STAINED AND RUSTED. INTERIOR WALLS ARE ALSO STAINED AND HAVE MISSING PEELING PAINT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b)

THE GRAVEL APPROACH DRIVEWAY IS NOT WELL MAINTAINED. THE GRAVEL IS WORN THROUGH, GRASS AND WEEDS ARE GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

Case: CE21100436

1107 NW 11 CT

DARE JOR 1107 LLC

Service was via posting at the property on 2/3/22 and at City Hall on 2/10/22.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

9-306 **COMPLIED**

18-1. **COMPLIED**

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9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE.

9-304(b)

THE GRAVEL DRIVEWAY APRON IS WORN THROUGH, THE ASPHALT DRIVEWAY HAS CRACKS AND THE BLACKTOP IS FADED.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: CE21080811

1729 NW 6 AVE

FYR SFR BORROWER LLC;

%HAVENBROOK HOMES

Service was via posting at the property on 1/29/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(B)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-308(a) **COMPLIED**

9-304(b) **COMPLIED**

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21090763

1816 NE 11 AVE 1-6

SANCHEZ, OSCAR DEREK

Service was via posting at the property on 1/28/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR OF THE STRUCTURE IS NOT MAINTAINED AS REQUIRED BY CODE, TO INCLUDE THE FASCIA AREA WHICH IS DIRTY.

9-304(b)

PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. IT HAS CRACKS AND ACCUMULATES WATER.

18-12.(a) **COMPLIED**

9-313.(a) **COMPLIED**

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21100387

1020 NW 5 AVE

SINGLETON, CATHERINE

Service was via posting at the property on 1/20/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS : 18-4.(c) **COMPLIED**

18-12.(a) **COMPLIED**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-34.1.A.1. **COMPLIED**

9-304(b)

THE PARKING AREA IS NOT MAINTAINED IN A WELL GRADED SMOOTH CONDITION AND THE STRIPING IS FADED.

9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE2110118

1344 NW 7 TER 1-2

1344 NW LAND TR;

BBPO GROUP LLC TRUSTEE

Service was via posting at the property on 1/29/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

9-306 **COMPLIED**

18-1. **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21110306

1339 NW 2 AVE

EMMANUEL, ORIOL & MYRLANDE

Service was via posting at the property on 1/28/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **COMPLIED**

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21110492

1433 NW 7 AVE

ELSO HOLDINGS LLC;

%SAMTOV HOLDINGS

Service was via posting at the property on 1/28/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE KITCHEN AND BEDROOM HAS HOLES AND CRACKS IN IT. THE KITCHEN SINK AND CABINETS HAVE CAVED IN.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA AREA IS IN NEED OF CLEANING AND/OR REPAINTING. THE EXTERIOR WALLS ARE IN NEED OF REPAINTING.

9-304(b)

THE GRAVEL/PAVED PARKING AREA AT THIS PROPERTY IS NOT WELL MAINTAINED. THE PAVED AREA HAS CRACKS AND POTHOLES IN IT. THE GRAVEL PORTION HAS GRASS/WEEDS GROWING THROUGH IT AND IS IN NEED OF RE-GRAVELING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21110489

204 NW 16 ST
TURKU, BLENDI

Service was via posting at the property on 1/28/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(B)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

47-34.1.A.1. **COMPLIED**

9-304(b)

GRAVEL DRIVEWAY IS NOT WELL MAINTAINED AND WELL GRADED. THERE IS GRASS/WEEDS GROWING THROUGH THE GRAVEL DRIVEWAY.

9-280(h)(1) **WITHDRAWN**

Officer Oakes presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE21120099

1601 NW 3 AVE
SEGOVIA, ALEJANDRO

Service was via posting at the property on 1/29/22 and at City Hall on 2/10/22.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AREA.

9-304(b)

THE GRAVEL DRIVEWAY APRON AREA IS IN NEED OF RE-GRAVELING AND WEEDS NEED TO BE REMOVED. THE PAVED DRIVEWAY PARKING AREA IS IN NEED OF REPAINTING.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
THE ROOF HAS MISSING ROOF TILES.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE21120270

CITATION

636 NE 12 AVE
VICTORIA PARK AT 12 LLC

This case was first cited on 12/9/21 to comply by 12/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$11,400 fine, which would continue to accrue until the property was in compliance.

Case: CE21090575

1309 NW 8 AVE
PINE SHADOWS HOME OWNERS ASSN;
PHASE II & III INC

This was a request to vacate the Order Imposing the Fine dated 2/8/22 and close the case.

Ms. Flynn vacated the Order Imposing the Fine dated 2/8/22 and closed the case.

Case: CE21080758

1220 N ANDREWS AVE
PAULSON, GARY; GARY PAULSON TR

This case was first heard on 12/9/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,050 fine, which would continue to accrue until the property was in compliance.

Case: CE22010439

CITATION

900 NW 17 AVE
KIDAR, DAVID; KIDAR, SHAUL
%BENNY DEHRY

This case was first cited on 1/20/22 to comply by 1/21/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$2,000 fine.

Case: CE21050916

15 NW 7 ST
BLUE RIVER REALTY LLC

This case was first heard on 12/9/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,700 fine.

Case: CE21050920

708 NW 1 AV
BLUE RIVER REALTY LLC

This case was first heard on 12/9/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,700 fine.

Case: CE21080444

1500 NW 12 ST
HARRISON FLA LLC

This case was first heard on 12/9/21 to comply by 1/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$775 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$775 fine.

Case: CE20020156

1770 LAUDERDALE MANOR DR
AYTON, LLEWELLYN G

This case was first heard on 10/28/21 to comply by 12/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,700 fine, which would continue to accrue until the property was in compliance.

Case: CE21090079

1712 NW 15 AVE
SFR XII MIAMI OWNER 1 LP

This case was first heard on 12/9/21 to comply by 1/13/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

Case: CE22010337

CITATION

1425 SW 8 CT

GOLDBERG, DAVID A & SARAH V;

TRUTT, JOSHUA M & ERICA A

This case was first cited on 1/18/22 to comply by 1/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$400 fine.

Case: CE22010192

CITATION

214 SW 2 ST

SECOND CITY ENTERTAINMENT CO

This case was first cited on 1/7/22 to comply by 1/14/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$6,150 fine, which would continue to accrue until the property was in compliance.

Case: CE21030781

2420 NW 31 AVE

GROWING SMART DEVELOPMENT INC

This case was first heard on 6/8/21 to comply by 1/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE21080728

1720 NW 25 TER

1720 NW 25TH TERRACE;

FT LAUDERDALE LAND TR ET AL

This case was first heard on 12/9/21 to comply by 1/6/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,900 fine, which would continue to accrue until the property was in compliance.

Case: CE19050818

2329 NW 14 CT

K & J DIVINE LLC

This case was first heard on 2/6/20 to comply by 3/13/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$54,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$54,200 fine, which would continue to accrue until the property was in compliance.

Case: CE21110041

CITATION

2329 NW 14 CT

K & J DIVINE LLC

This case was first cited on 11/2/21 to comply by 11/17/21. Violations and extensions were as noted in the agenda. The

property was not in compliance, fines had accrued to \$24,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$24,750 fine, which would continue to accrue until the property was in compliance.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 51 and 52 into the record as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE22010193

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20100901

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

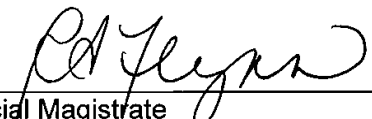
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

SE21070264

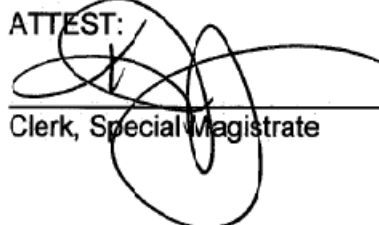
SE21110215

SE21100315

There being no further business, the hearing was adjourned at 12:25 P.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate